

- and 20 fc at T6 Zones.
- c. Streetlights shall be of a general type illustrated in Table 2G.
- d. Outdoor storage shall be screened from view from any frontage by a Streetscreen in conformance with Section X.X.

5.12 SIGNAGE

- 5.12.1 GENERAL TO ZONES T3, T4, T5, T6
  - a. There shall be no signage permitted additional to that specified in this section.
  - b. The address number shall be no more than 6 inches high and shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
- 5.12.2 SPECIFIC TO ZONES T3
  - a. Signage shall not be illuminated.
- 5.12.3 SPECIFIC TO ZONES T4, T5, T6
  - a. Illuminated signage shall be externally illuminated only, except that signage within shopfront glazing may be neon lit.
- 5.12.4 SPECIFIC TO ZONES T3, T4
  - a. One blade sign for each business may be permanently installed perpendicular to the facade within the first layer. Such a sign shall not exceed 4 square feet and shall clear 8 feet above the sidewalk.
  - b. One single- or double-post yard sign for each business may be permitted by Warrant, provided it is set back at least 6 feet from the Frontage Line, does not exceed 6 square feet excluding posts, and does not exceed 6 feet high measured from the yard at the post location.
- 5.12.5 SPECIFIC TO ZONES T5, T6
  - a. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the facade, and shall clear 8 feet above the sidewalk.
  - b. A single external permanent sign band may be applied to the facade of each building, providing that such sign not exceed 3 feet in height by any length.

5.13 ARCHITECTURE

- 5.13.1 GENERAL TO ZONES T3, T4, T5, T6
  - a. Building wall materials shall be combined on each facade only horizontally, with the heavier below the lighter.
  - b. Streetscreens should be constructed of a material matching the adjacent building facade.
  - c. All openings, including porches, galleries, arcades and windows, with the exception of shopfronts, shall be square or vertical in proportion.
  - d. Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.
  - c. Windows shall use clear glass.
  - e. Doors and windows that operate as sliders are prohibited along frontages.
  - f. Sloped roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.

- 5.13.2 SPECIFIC TO ZONES T3, T4
  - a. The exterior finish material on all facades shall be limited to brick, wood or cementitious fiber clapboard, and/or stucco.
  - b. Buildings shall have sloped roofs.
  - c. Balconies and porches shall be made of painted wood or metal or a material approved by the Urban Design Officer or the CRC.
  - d. Fences at a frontage line or elsewhere in the first lot layer shall be painted. Fences at other layers may be of unpainted wood board or chain link.
- 5.13.3 SPECIFIC TO ZONES T5, T6
  - a. The exterior finish material on all facades shall be limited to stone, brick, and/or stucco.
  - b. Buildings may have sloped roofs, or flat roofs enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Urban Design Officer or the CRC..
  - c. Balconies, galleries, and arcades shall be made of concrete, painted wood, metal, or a material approved by the Urban Design Officer or the CRC.

5.14 (CD) CONVENTIONAL DEVELOPMENT SECTOR STANDARDS

- 5.14.1 SPECIFIC TO COMMERCIAL BUILDINGS ON A STREETS IN THE CD SECTOR:
  - a. One-story commercial shall be a minimum of xx and a maximum of xx feet high.
  - b. Maximum front setbacks are xx feet, with no minimum front setback.
  - c. Parking should be located behind the facades of buildings wherever possible.
  - d. Retail shopfronts shall have have a minimum of 50% clear glass between 2 and 12 feet above the ground.
  - e. The standards of the T5 Transect Zone are available as an alternative for any commercial lot or building, by Warrant.
- 5.14.2 SPECIFIC TO RESIDENTIAL BUILDINGS IN THE CD SECTOR:
  - a. The principal entrance shall face and be visible from a frontage line.
  - b. A habitable room shall face the frontage.
  - c. Driveways between the street side of the sidewalk and the building facade shall be no wider than 12 feet, with 10 feet preferred. Aprons at the curb shall be no wider than 15 feet, with 12 feet preferred. Shared driveways may be wider by Warrant.
  - d. Garage doors visible from the frontage shall be painted dark colors to reduce visual impact.
  - e. On blocks designated T3 within the CD Sector, the standards of the T3 Transect Zone under Article 5 of this Code shall be in effect.